CALL TO ORDER

ROLL CALL: County Board: Scott Gryder; County Highway: Fran Klaas; Engineering Consultant: Greg Chismark; County Health: Aaron Rybski; Forest Preserve: Jason Pettit; SWCD: Megan Andrews; Sheriff: Phil Smith; PBZ: Angela Zubko

APPROVAL OF AGENDA

MINUTES: Approval of minutes from the November 5, 2012 ZPAC meeting.

PETITIONS:
1. 13-01 Outdoor Commercial Sporting Activity
Request Text Amendment
Purpose Text Amendment to allow an outdoor commercial sporting activity as a conditional use in the M-3 District with conditions

2. 13-02 Rezoning and Conditional Use for a Temporary Shooting Range
Request Rezone from M-2 to M-3 and a conditional use
Location 1/2 mile west of the intersection of Route 47 and Joliet Road
Purpose Request a map amendment and a conditional use to operate an outdoor commercial sporting activity for 25 years.

3. 13-03 Other Plat Process (Vacation, Dedication, etc.)
Request Text Amendment
Purpose Text Amendment to the Subdivision Control Ordinance to include the process for other plats

4. 13-04 Micro-batch Distillery
Request Text Amendment
Purpose Text Amendment to allow Micro-batch distilleries as a special use in the A-1, B-3, M-1 & M-2 Districts

5. 13-05 Three Angels Brewing LLC & Angels Share Distilling LLC
Request Major Amendment to a special use
Location 10842 Ashley Road
Purpose Request a major amendment to their special use to allow micro-batch distilling

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT- Next meeting on February 4, 2013
Angela Zubko called the meeting to order at 9:02 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Fran Klaas- County Highway Department
Nancy Martin – PBZ Chair
Aaron Rybski – Health Department
Angela Zubko – PBZ Senior Planner
Phil Smith – Sheriff’s Office

Absent:
Greg Chismark – Wills Burke Kelsey
Jason Petit- Forest Preserve

AGENDA

Planner Zubko requested moving up petition 12-03 first hoping the petitioners will come in. A motion was made by Nancy Martin to approve the agenda as written, Phil Smith seconded the motion. The motion carried.

MINUTES

Nancy Martin made a motion, seconded by Phil Smith, to approve the September 4, 2012 meeting minutes. The motion carried.

PETITIONS

#12-03 Land Cash Ordinance
Planner Zubko went over the proposed changes and alternate ideas for the land cash Ordinance. Planner Zubko asked about age restricted community and if they should pay land cash. Ms. Martin stated she thinks that should not be included.

With no further suggestions or changes Nancy Martin made a motion, seconded by Aaron Rybski to forward the petition onto the Plan Commission and Ad-hoc. All were in favor.

#12-39 Maria Silvia Gonzales
Planner Zubko stated this property is located at 609 Wheeler Road on the north side of the road about 0.35 miles east of Ridge Road. The petitioner is requesting an A-1 special use to operate a private soccer club on this 1.4 acre property. The NRI was completed last week and received a LESA score of 197 which indicates a low level of protection for the proposed project site. Staff is awaiting comments from NaAuSay Township and the City of Plainfield but they were notified of the project. The definition from the Zoning Ordinance of a private club or lodge is: An association organized and operated for persons who are bona fide members typically paying annual dues, which owns, hires, or leases premises, the use of which premises is restricted to such members and their guests. The affairs and management of such associations are typically conducted by a board of directors, executive committee, or similar body chosen by the members. Food, meals and beverages may be served on such premises, provided adequate dining room space and kitchen facilities are available. Alcoholic beverages may be sold or served to members and their guests, proved such service is secondary, and incidental to the common objectives of the organization, and further provided that such sale or service of alcoholic beverages and food is in compliance with all applicable federal, state, county, and local laws and ordinances.

The petitioner is requesting a ground mounted sign along Wheeler Road and also some signs saying "members only" and "no parking" signs. The hours of operation stated by the petitioner is typically from
6pm-10pm on Friday and Saturday and Sunday from 8am-5pm. The petitioner has stated they have 2 soccer teams ranging in age from 6-14 years old and have about 110 members. The petitioner does live in the house and they do own some farm animals. No soccer games are played on site, they typically have gatherings/meetings before and after soccer games here. Staff is awaiting a occupancy number from the Plainfield Fire Protection District to calculate how much parking will be needed. There are 2 variances currently needed on the site and that is to eliminate the requirement of parking lot lighting and also need a variance to have parking in the front yard setback. Staff is comfortable with this special use request and requests 3 conditions be placed on the approving ordinance:

1. A 6’ wooden fence be installed along the east side of the property within 30 days of approval of the special use.
2. A site development permit be obtained and approved before any site work is done on the site.
3. A building permit is applied for and approved before any remodeling working or building commences.

A list of everyone’s comments was provided to the petitioner this morning.

Ms. Martin stated that if they want to sell alcohol they need a liquor license. Ms. Martin has been concerned about the past history without proper permits but glad they’re coming through now. Aaron Rybski from the Health Department stated they have already met with the applicants. With regards to home-made cheese processing it would have to go through proper approvals. Phil Smith from the Sheriff’s office stated they have been to the property multiple times with regards to cars parking on the street. The other concern is alcohol and possibly have bonded security if they have a large event. Megan Andrews stated the NRI was mailed out. Fran Klaas from the Highway Department asked what the private club is and the petitioner stated it is a gathering location. The petitioner stated they play soccer in Aurora and Plainfield. Ms. Martin asked if there are dues or a list of memberships, the petitioners stated yes there is a list of members and they do pay dues.

With no further discussion Nancy Martin made a motion, seconded by Fran Klaas to forward the petition onto the Plan Commission with staff’s recommendations. All were in favor.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**
- 12-32 Semper Fi Landscape Inc.- Approved by the County Board
- 12-36 Performing Arts Center- Approved by the County Board
- 12-35 Yorkville Performing Arts Center- Approved by the County Board
- 12-33 Places of Worship as a special use in the B-3 District- Approved by the County Board

**PUBLIC COMMENT:** There were no audience members to comment.

**OLD BUSINESS:** None

**NEW BUSINESS**
Approval of the 2013 meeting dates- Planner Zubko stated in the packet were the proposed meeting dates for 2013. Nancy Martin made a motion to approve the schedule as written, Aaron Rybski seconded the motion. All were in favor and the meeting dates were approved.

**ADJOURNMENT- Next meeting on December 3, 2012**
With no further business to discuss Nancy Martin made a motion, seconded by Fran Klaas to adjourn the meeting at 9:30 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Senior Planner

ZPAC Meeting Minutes 11.5.12
To: ZPAC

From: Angela L. Zubko, Senior Planner

Date: December 31, 2012

Re: Text Amendment – Temporary Outdoor Commercial Sporting Activities as a Conditional use in the M-3 District (Petition 13-01)

The Sheriff’s Office would like to put in a temporary (25 year) outdoor shooting range at Central Limestone. The property is currently zoned M-2 and staff is of the opinion we do not want to think about allowing outdoor shooting ranges in the M-1 or M-2 district even as a special use. Staff is requesting the petitioner to rezone that portion of the property to M-3 which is for mining and make a temporary outdoor shooting range a conditional use in the M-3 District. The only reason staff suggests a conditional use and not a permitted use is so that the County is aware if another one is built in the M-3 District. Below are staff’s suggestions.

In the A-1 District we currently have something called: Outdoor Commercial Sporting Activities including but not limited to sports shooting, swimming facilities and motocross sports. Appropriate regulations for lighting noise and hours of operation shall be included in the conditions. Outdoor commercial sporting activities shall exclude athletic fields with lights, paintball facilities and riding stables including but not limited to polo clubs, and similar uses.

Staff is of the opinion we should use that same name in the M-3 District but label it as temporary with the following conditions:

Section 10.03.C of the Zoning Ordinance “M-3 AGGREGATE MATERIALS EXTRACTION, PROCESSING AND SITE RECLAMATION”- Conditional Use

2. Temporary Commercial Sporting Activities including but not limited to sports shooting, swimming facilities and motocross sports which meet the following conditions. Outdoor commercial sporting activities shall exclude athletic fields with lights, paintball facilities and riding stables including but not limited to polo clubs, and similar uses.
   a) To qualify as temporary is must be limited to less than 30 years.
   b) Water and drainage plans must be approved by Kendall Counties Consulting engineer
   c) No buildings can be built on site, only temporary storage trailers.
   d) Limited to 30 cars per day.
   e) No signage is permitted.

Currently as a special use in the M-1 and M-2 District. I am not so sure we meant to keep outdoor target practice in these districts. I suggest deleting outdoor and still allowing indoor target practice in these districts as a special use.
Indoor & Outdoor Target Practice, provided that outdoor target practice meets the following conditions:

a. Hours and days of operation as specified in the Special Use Permit to be determined by the County Board.
b. No activity shall leave the boundaries of the site.
c. All applicable State and County rules and regulations shall be adhered to.

Please review and provide Staff with comments during the meeting. Should you have any questions prior to the meeting, please contact me at 630-553-4139.
SITE INFORMATION

PETITIONER  Kendall County Sheriff’s Office
ADDRESS  16805 Quarry Road
LOCATION  Southwest corner of Joliet Road and Quarry Road

TOWNSHIP  Lisbon
PARCEL #  Part of PIN 08-28-300-002 & Part of PIN 08-29-400-002
SIZE  Whole site about 170 Acres. Shooting Range will be on about 9.5 Acres. Waiting to hear from owner if he wants to rezone the whole property or just the 9.5 Acres
EXISTING LAND USE  Mining/Quarry
ZONING M-1 (Limited Manufacturing) and M-2 (Heavy Industrial)

REQUESTED ACTION Staff is awaiting to hear if the Petitioner would like to rezone the whole property to M-3 or just the location for the shooting. This mine has been here since the late 1800's and the County Zoning regulations have changed so much that M-2 was for mining at one point. Staff suggests rezoning at least the portion of the property for the shooting range to M-3 so they can get a conditional use for the shooting range. (Petition 13-01). Below are the zoning changes for each pin.

08-29-400-002:
Ord. 63-01 Rezoned part from A-1 to M-3 (Heavy Industrial)
1974 Countywide Zoning Change to M-2

08-29-400-003:
Ord. 72-09 Rezoned part from A-1 to M-3
1974 Countywide Zoning Change Part to M-2 rest A-1

08-28-300-001:
Ord. 72-09 Rezoned from A-1 to M-3
1974 Countywide Zoning Change to M-2

08-28-300-002:
Ord. 63-01 Rezoned part from A-1 to M-3
Ord. 67-03 Rezoned from A-1 to M-1
1974 Countywide Zoning Change to M-2

08-28-300-003:
Ord. 67-03 Rezoned from A-1 to M-1 (never changed since then)

APPLICABLE § 10.03 of the Zoning Ordinance (Manufacturing District)
REGULATIONS § 13.07 of the Zoning Ordinance (Amendments)

SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ¾ Mile</th>
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<td>Agricultural</td>
<td>A-1; Lisbon</td>
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<td>Vulcan Mine</td>
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<td>A-1; Lisbon</td>
</tr>
</tbody>
</table>

PHYSICAL DATA
Endangered Species Report The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location: Aux Sable Creek INAI Site

ACTION SUMMARY Township
Proposed Use

The requested zoning change to M-3 is consistent with the County's Zoning Ordinance for Mining and the Land Resource management Plan.

The petitioners have indicated they intend to have a temporary shooting range for the Sheriff's office if the text amendment and rezoning request is approved. The shooting range is currently proposed as a conditional use so when/if the rezoning is approved they would get the conditional use from staff, it would not need to go to any committees. During that time staff would make sure adequate parking and regulations are met.

Recommendation

Assuming the proposed text amendment is approved by the County Board, Staff would recommend approval of the zoning change.
To: ZPAC Committee

From: Angela L. Zubko

Date: December 31, 2012

Re: Subdivision Control Ordinance – Recommendation to add a process for Other Plats to go through the entitlement process—Petition 13-03

Back on January 18, 2011 County Board approved changes to the review process in the Zoning Ordinance and on March 15, 2011 County Board approved changes to the subdivision control ordinance including the preliminary and final plat process. During those changes a process for Other plats (Vacation, Dedication, etc.) was never created in the Subdivision Control Ordinance. Therefore staff would like to create a section for that process.

SECTION 7.06 OTHER PLAT (VACATION, DEDICATION, ETC.) PROCEDURE

A. The applicant shall prepare a plat, which shall include all of the property to be vacated or dedicate.

B. The applicant shall submit to the Plat Officer the Plat accompanied with a completed application for an Other Plat (Vacation, Dedication, Etc.) with the appropriate filing fees.

C. Plats must be prepared by a registered surveyor or engineer and must include all requirements below:

Title
Scale of Drawing
“North Arrow” showing north at top of the drawing
Location Map
Date of drawing (as well as dates of any and all revisions)
Names of Developer/Owner
Names of Designer/Surveyor
All existing structures on the property and all structures on adjacent properties within 100’ of property line
Utilities on the property and adjacent properties
Existing easements (location, width and purpose)
Existing streets and other rights-of-way
Topography at 1 or 2 foot contours
Wooded areas (if present)
Natural drainage to, from and on the property
Base Flood Elevation (if present on the property)
Wetlands (if present on the property)
Present zoning classification and PIN on subject property and all adjacent properties on plat or separate plan

D. Upon receiving the complete application and reviewed by the PBZ (Planning, Building & Zoning) staff for compliance with the regulations of this Ordinance and all other ordinances of the County the item will be placed on the agenda for the next regularly scheduled meeting of the Planning, Building & Zoning Committee (PBZC) of the County Board for review and recommendation to the full County Board.

E. Upon completion of the review by the PBZC a recommendation shall be made and the minutes of the PBZC meeting containing such recommendation shall be submitted to the full County Board.

F. The County Board shall review the plat within thirty (30) days of the recommendation made by the PBZC. Action shall be taken by the County Board within a reasonable time and the applicant and the County Board may mutually agree to extend the County Board’s consideration of said plat.

G. Upon approval of the plat by the County Board, the application shall record the plat with the County Recorder within six (6) months. If the plat has not been recorded within this amount of time, the approval shall become null & void unless an extension to the recording of the plat has been granted by the County. Such a request shall be made in writing and submitted to the Plat Officer who will then forward the request to the PBZC for review and recommendation to the full County Board.

Should you have questions or require additional information, please contact me at 630-553-4139.
To: ZPAC

From: Angela L. Zubko, Senior Planner

Date: December 31, 2012

Re: Text Amendment – Micro Distillery (Petition 13-04)

This petition relates to Petition 13.05 for Three Angels Brewing LLC. They would like to amend their special use to also allow micro distilling. Kendall County does not have this category in the Zoning Ordinance so staff would like to create a definition in Section 3 and also allow it as a special use in the A-1, B-3, M-1 and M-2 Districts.

Suggested text:

**SECTION 3.02 DEFINITIONS**

MICRO DISTILLERY: A facility that produces alcoholic beverages in quantities not to exceed five thousand (5,000) gallons per year and includes an accessory tasting room. A tasting room allows customers to taste samples of products manufactured on site and purchase related sales items. Sales of alcohols manufactured outside the facility are prohibited.

**SECTION 7.01.C - A-1 Agricultural District Special Uses, SECTION 9.04.C - B-3 Highway Business District Special uses, SECTION 10.01.C M-1 Limited Manufacturing Districts Special Uses & SECTION 10.02.C M-2 Heavy Industrial District Special Uses**

Micro Distillery subject to the following conditions:

- The facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
- Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off-site.
- The number of hours permitted to operate shall be on the approving ordinance.
- Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.
- All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.

Please review and provide Staff with comments during the meeting. Should you have any questions prior to the meeting, please contact me at 630-553-4139.
SITE INFORMATION

PETITIONERS  Boyd Ingemunson & Jason Leslie d/b/a Three Angels Brewing, LLC & Angels Share Distilling LLC; Patrick Harbour (Owner)

ADDRESS  10842 Ashley Road

LOCATION  Northeast corner of Caton Farm Road & Ashley Road

TOWNSHIP  Kendall

PARCEL #  05-26-300-002

SIZE  40 Acres (Entire Parcel); <1 acre (Portion for proposed Special Use)

EXISTING LAND USE  Single Family Home; Agriculture; Nano Brewery

ZONING  A-1 Special Use for Ag Labor Housing (Ord. #2004-32) & A-1 Special Use to operate a Nano Brewery (Ord. #2011-30)

REQUESTED ACTION  Approval of a major amendment to the existing Special Use Permit to operate a micro distillery and have a tasting room.
APPLICABLE REGULATIONS
§7.01.C (A-1 Agricultural Special Uses)
§13.07 (Special Uses)
Petition 13-04 (Proposed text amendment to Zoning Ordinance to permit a micro distillery as Special Uses in the A-1 District)

SURROUNDING LAND USE

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<th>Location</th>
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<th>Adjacent Zoning</th>
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<th>Zoning within ½ Mile</th>
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<td>Rural Estate Res.</td>
<td>A-1</td>
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</tbody>
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PHYSICAL DATA
ENDANGERED SPECIES REPORT
No new Endangered Species Report is needed, one done in 2011

NATURAL RESOURCES INVENTORY
An NRI Report is not needed. No new development will occur on the property

ACTION SUMMARY
TOWNSHIP (Kendall)
The petitioners have gone to talk to the township and their main concerns were to have no special events and wondered the hours of operation.

MUNICIPAL (Village of Plattville)
No comments have been received to date.

REQUESTED ACTION
GENERAL
Approval of a major amendment to the existing Special Use Permit to operate a micro distillery and have a tasting room. The petitioners plan to sell retail package on site, a tasting room for consumption on site from beer to everything they make.

LANDSCAPING
The property contains a significant amount of trees and vegetation to act as a landscaped buffer to surrounding areas.

PARKING
An adequate amount of graveled area exists to be able to provide parking for employees of the operation and visiting patrons.

SIGNAGE
Signage already exists at the property

R.O.W.
Ashley Road and Caton Farm Roads are both considered Major Collector roadways. A typical R.O.W. for a major collector road is 60' from the centerline of the roadway. Ashley Road does not currently have any dedicated R.O.W.

ACCESS
The property has access from Ashley Road by a mechanical gate, the gate is typically closed but will be open when the business is open.

BUILDING CODES
The petitioner will need to renovate the existing barn for the operation since it will be open to the public. This renovation will require a building permit and will be subject to all applicable codes and regulations of the Bristol-Kendall Fire Protection District and Commercial Building Code.

CONCLUSION
There is currently no use category for a micro distillery in the County’s zoning
ordinance. Petition #13-04 contains a proposed amendment to the text of the zoning ordinance that will provide a category for such a use. The proposed definition of a micro distillery is as follows:

**MICRO DISTILLERY:** A facility that produces alcoholic beverages in quantities not to exceed five thousand (5,000) gallons per year and includes an accessory tasting room. A tasting room allows customers to taste samples of products manufactured on site and purchase related sales items. Sales of alcohols manufactured outside the facility are prohibited.

The proposed conditions of a micro distillery are as follows:

a. The facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.

b. Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off-site.

c. The number of hours permitted to operate shall be on the approving ordinance.

d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.

e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.

**RECOMMENDATION** Assuming the proposed text amendment is approved by the County Board, Staff would recommend approval of the proposed micro distillery with the understanding that all conditions contained within the proposed text amendment are met.

**ATTACHMENTS**
1. Ordinance 04-32 for Ag Labor Housing
2. Ordinance 11-30 for the Nano Brewery
ORDINANCE NUMBER 2004 - 32

GRANTING SPECIAL USE
10842 ASHLEY ROAD
PATRICK HARBOUR

WHEREAS, Patrick Harbour filed a petition for a Special Use within the A-1 district, for property located at 10842 Ashley Road in Kendall Township; and

WHEREAS, said petition is to allow the continued placement of a manufactured home, present on the site for personal living quarters while Mr. Harbour’s primary residence was being constructed and approved by the County Board under Manufactured Home Permit # 01-02, for living quarters for an agricultural employee of Mr. Harbour; and

WHEREAS, said property is zoned A-1 and the request is allowable upon issuance of SPECIAL USE PERMIT per Section 7.01.D.18 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as:

The SW ¼ of the SW ¼ of Section 26, Township 36 North, Range 7 East of the Third Principal Meridian, in Kendall Township, Kendall County, Illinois

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit for the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan and photograph included as Group Exhibit “A” incorporated into this Ordinance by reference. No occupancy of the manufactured home by the agricultural worker shall be allowed until the following conditions have been met:

1. The Kendall County Health Department has had the opportunity to review the site plan and other documents it may request for review and grant approval for the requested action in areas subject to its jurisdiction.

2. Dedication of 45 feet of right-of-way along Ashley Road and 60 feet of right-of-way along Caton Farm Road.

3. A revised “as-built” site plan, indicating the presence of the bridge over the creek that was not indicated on the previously approved Site Development Permit # 02-24 which is on file with the Department of Planning, Building & Zoning and included in this Ordinance by reference,
State of Illinois
County of Kendall

has been reviewed by the County’s consulting civil engineer for compliance with all ordinances subject to its expertise and review.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on September 21, 2004.

Attest:

John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk
Picture of the manufactured home taken May 24, 2004:
ORDINANCE NUMBER 2011 - 30

GRANTING SPECIAL USE FOR
10842 Ashley Road
Three Angels Brewing, LLC

WHEREAS, Boyd Ingemunson & Jason Leslie d/b/a as Three Angels Brewing, LLC have filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 40 acre property located at the northeast corner of Ashley Road and Caton Farm Road, (PIN# 05-26-300-002), in Kendall Township, owned by Patrick Harbour; and

WHEREAS, said petition is to allow the operation of a Nano Brewery; and

WHEREAS, said property is currently zoned A-1 Agricultural with an existing Special Use for a living quarters for an on-site agricultural employee granted on September 21, 2004 as Ordinance #2004-25; and

WHEREAS, said property is legally described as:

THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on October 31, 2011; and

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a nano brewery subject to the following conditions:

1. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
2. Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off-site.

3. Any tasting or sale of beer shall be subject to Kendall County Liquor Control regulations.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on November 15, 2011.

Attest:

Debbie Gillette
Kendall County Clerk

John Purcell
Kendall County Board Chairman